148.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,200 /	795,200
					USE VALUE:	795,200 /	795,200
					ASSESSED:	795,200 /	795,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BURTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY MARY LOU
Owner 2:	
Owner 3:	
Street 1:	20 BURTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1940, having primarily Wood Shingle Exterior and 1777 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5687.000	381,800		413,400	795,200
Total Card	0.131	381,800		413,400	795,200
Total Parcel	0.131	381,800		413,400	795,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.50 | /Parcel: 447.50

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97068
GIS Ref	
GIS Ref	
Insp Date	08/04/18

!11536!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	381,800	0	5,687.	413,400	795,200		Year end	12/23/2021
2021	104	FV	363,800	0	5,687.	413,400	777,200		Year End Roll	12/10/2020
2020	104	FV	363,800	0	5,687.	413,400	777,200	777,200	Year End Roll	12/18/2019
2019	104	FV	300,000	0	5,687.	413,400	713,400	713,400	Year End Roll	1/3/2019
2018	104	FV	322,800	0	5,687.	277,600	600,400	600,400	Year End Roll	12/20/2017
2017	104	FV	303,000	0	5,687.	265,800	568,800	568,800	Year End Roll	1/3/2017
2016	104	FV	303,000	0	5,687.	242,200	545,200	545,200	Year End	1/4/2016
2015	104	FV	253,800	0	5,687.	194,900	448,700	448,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11536

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15650-560		6/1/1984		132,500	No	No	Y	

PRINT

Date	Time
12/30/21	12:41:05

LAST REV

Date	Time
08/15/18	09:25:05
mmcmakin	

USER DEFINED

Prior Id # 1:	97068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2007	941	Re-Roof	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Inspected	PH	Patrick H
7/16/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Measured	197	PATRIOT
5/8/2000	Inspected	276	PATRIOT
12/2/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5687		Sq. Ft.	Site		0	70.	1.04	11									413,428						413,400	

Total AC/HA:	0.13056	Total SF/SM:	5687	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	413,428	Spl Credit		Total:	413,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.24088347
Const Adj.:	0.98745072
Adj $ / SQ:	208.303
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553271
Depreciation:	171514
Depreciated Total:	381757

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	
Totals			
2	8	2	

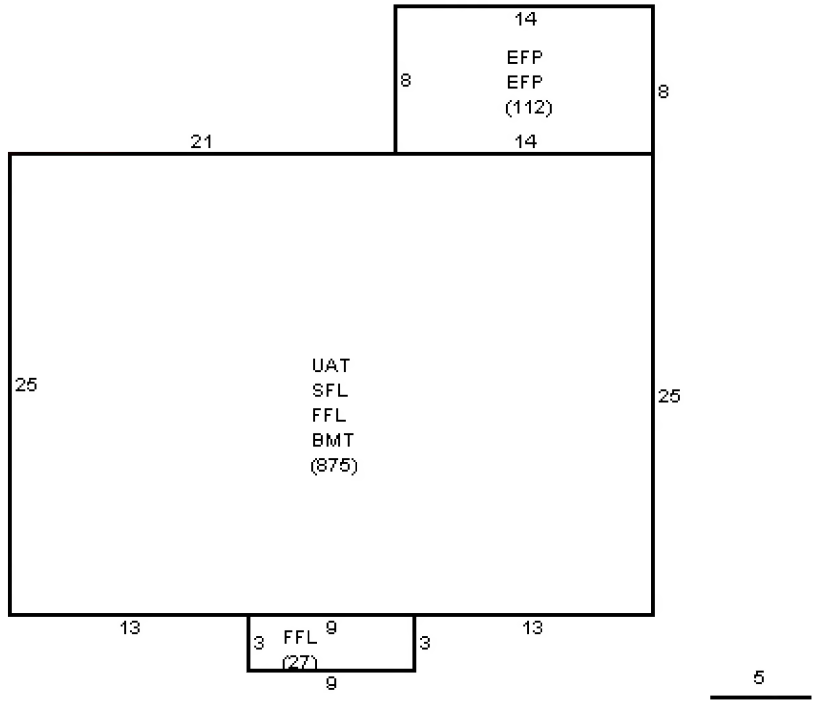
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	208.30
Special Features:	0	Val/Su Net:	123.36
Final Total:	381800	Val/Su SzAd	214.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	902	208.300	187,889
BMT	Basement	875	62.490	54,680
SFL	Second Floor	875	208.300	182,265
EFP	Enclos Porch	224	38.880	8,710
UAT	Upper Attic	219	83.320	18,227

Net Sketched Area:	3,095	Total:	451,771
Size Ad	1777	Gross Area	3751	FinArea	1777
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc